



The **PERSONAL** Agent

Campbell House, 24 High Street, Ewell Village
£700,000

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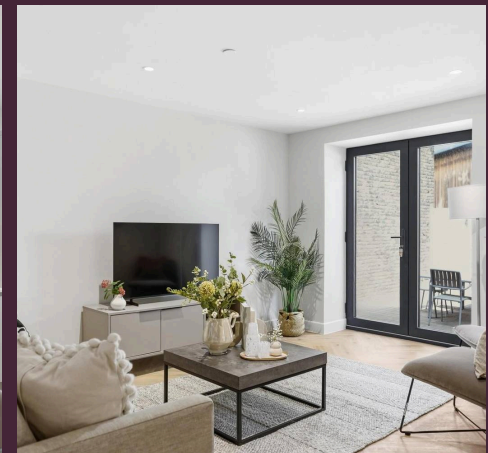
Epsom

- Private, partially walled courtyard garden
- Prime Ewell Village location
- 29ft open plan living space
- Exclusive gated development
- Principal suite with en suite
- EV parking space included
- 10 year building guarantee
- Three double bedrooms
- Two further bathrooms
- Private roof terrace

Set in the heart of Ewell Village, Bluebird House is an exceptional collection of just fourteen thoughtfully designed homes, forming an exclusive private community in a highly sought-after central location. Blending contemporary architecture with a rich sense of history, the development occupies the former site of J. Jameson Engineering, renowned for crafting components for Bluebird, the legendary car driven by Malcolm Campbell during his world-record-breaking runs.

Arranged across individual buildings and centred around a beautifully designed private courtyard, each home offers its own unique character and layout. The collection includes spacious one-bedroom apartments, an elegant two-bedroom mews house and two striking three-bedroom residences.

Finished to an exceptional standard, every property combines high-quality materials with refined specifications and meticulous attention to detail. Bluebird House offers a rare opportunity to enjoy contemporary living within a setting that celebrates heritage and design, just moments from the





Description

Step inside and you are immediately drawn into an impressive 29ft open-plan living, kitchen and dining space, designed as the true heart of the home. A skylight above the kitchen floods the room with natural light, creating an uplifting and airy atmosphere ideal for everyday living and entertaining. Double doors open onto a partially walled courtyard garden, creating a seamless connection between indoors and out. The ground floor also features a bright principal bedroom with large windows and sleek ensuite shower room, alongside a second bedroom, stylish family bathroom and practical utility space. Upstairs, a thoughtfully designed landing separates the third bedroom and additional bathroom, while a versatile bonus area offers an ideal home office, reading nook or dressing space. Direct access to a private roof terrace provides a wonderful spot to relax or entertain. Extending to approximately 1,241 sq ft, the property also benefits from private front parking with EV charging. Finis



The highly desirable Ewell Village combines a rich history with a vibrant community and excellent modern-day amenities. With origins dating back to the Bronze Age, the village has a fascinating heritage, while King Henry VIII established Nonsuch Palace in 1538, with the historic site now forming part of the beautiful Nonsuch Park. Ewell High Street offers a diverse selection of independent shops, restaurants, cafés and pubs, while Bourne Hall provides an excellent community hub with a public library, subterranean theatre, gymnasium, café and local museum. The venue also regularly hosts events, exhibitions and community gatherings. At the heart of the village, the picturesque Hogsmill River provides a tranquil setting, with the surrounding nature reserve offering opportunities to enjoy the outdoors. The area is also well served by a selection of popular local schools. For commuters, both Ewell East and Ewell West stations are within easy reach and are in Zone 6, providing convenient direct connections into London. Services to Waterloo and Victoria take approximately 40 minutes, making Ewell Village an attractive choice for those seeking a balance of village life, green space and excellent transport links.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

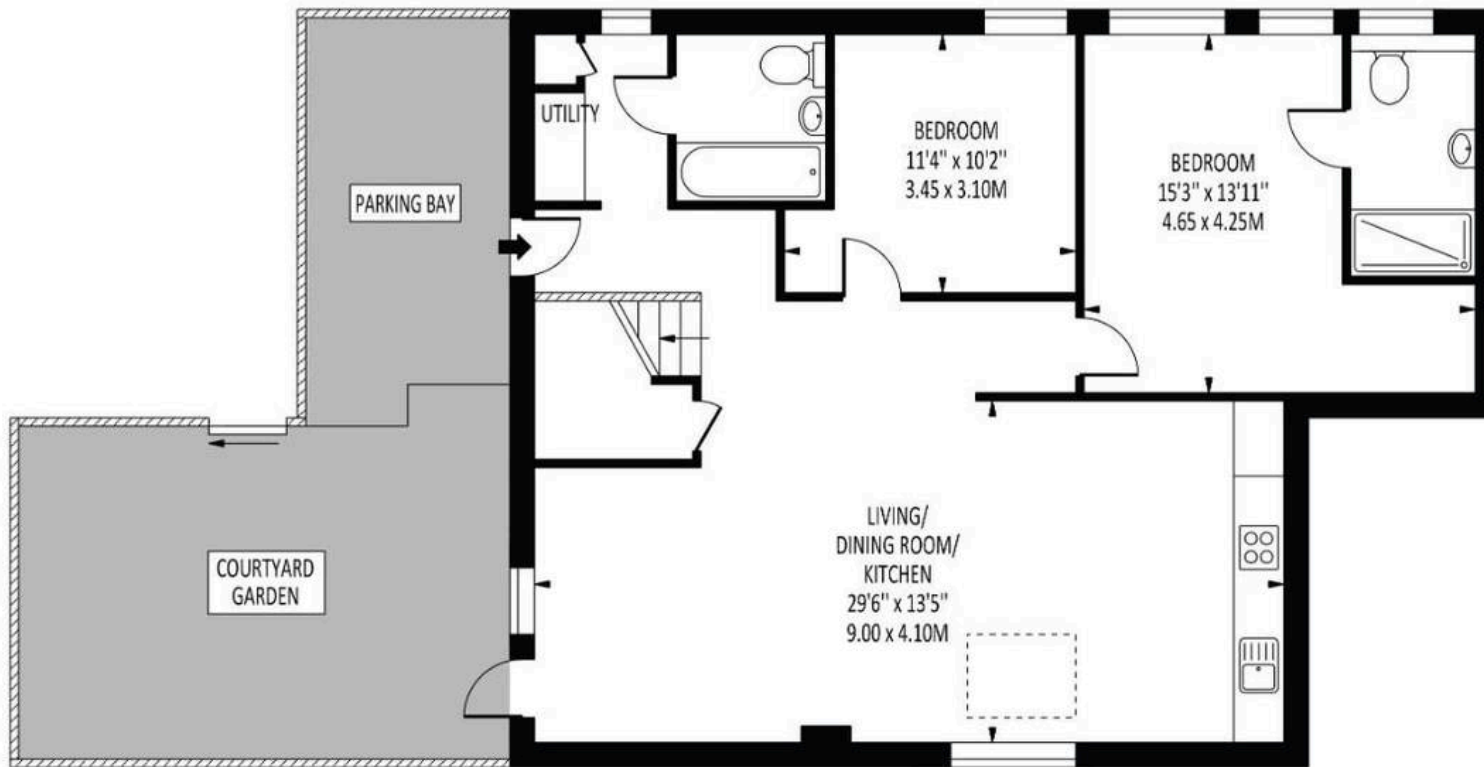
EPC Environmental Impact Rating: C



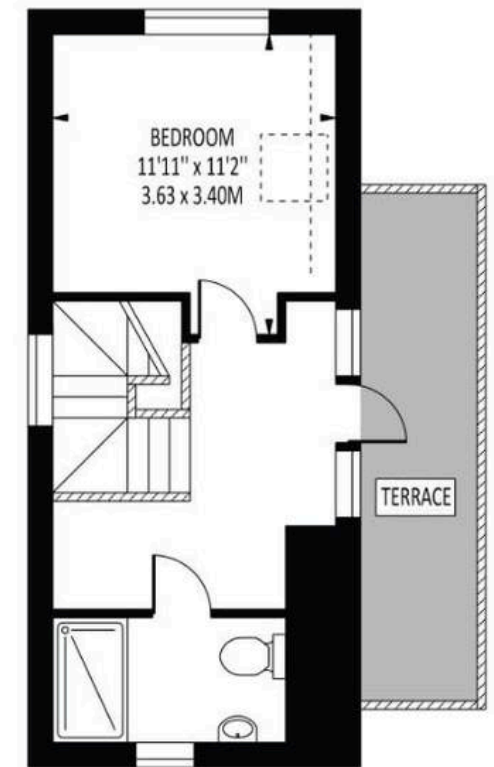
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Total Area: 1241 SQ FT • 115.29 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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